

**Z-08-12-003**

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: December 8, 2008

GENERAL INFORMATION

APPLICANT	Gregory Hilliar and Dave Marcone
HEARING TYPE	Zoning Commission
REQUEST	RS-12 (Residential-Single Family) to RM-5 (Residential-Multi Family)
CONDITIONS	N/A
LOCATION	820 and 900 Meadowood Street (West side of Meadowood Street and north of Cox Place
PARCEL ID NUMBER (S)	00-00-0-3340-00-0500-007/006
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 139 notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.99 acres
TOPOGRAPHY	Generally flat
VEGETATION	Residential landscaping and natural vegetation

SITE DATA

Existing Use	Undeveloped
Adjacent Zoning	Adjacent Land Uses
N RM-5 (Residential- Multi Family)	Duplex
E RS-12 (Residential- Single Family)	Single-Family dwelling unit
W RM-12 (Residential- Multi Family)	Multi-Family dwelling units
S RS-12 (Residential- Single Family)	Single-Family dwelling unit

Zoning History

Case #	Date	Request Summary
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This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the Unified Development Ordinance (UDO), it was zoned RES 120 S

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (RS-12)	Requested (RM-5)
Max. Density:	3 dwelling units/acre	5 dwelling units/acre
Typical Uses	Primarily intended to accommodate moderate density single-family detached dwellings in developments where public water and sewer service is required.	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 5.0 units per acre or less.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed	N/A, Site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other:	N/A

Utilities

Potable Water
Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location	Required Planting Yard Type and Rate
North	NA
South	NA
East	NA
West	NA

Tree Preservation Requirements

Acreage	Requirements
.99 Ac.	NA

Transportation

Street Classification	Meadowood Street – Collector Street.
Site Access	Existing.
Traffic Counts:	Meadowood Street ADT = 5,534.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is no existing sidewalk along the frontage of this development.
Transit in Vicinity	Yes, route 1, W. Wendover Avenue.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed **RM-5** (Residential-Multi Family) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Moderate Residential**. The requested **RM-5** zoning district is inconsistent with this GFLUM designation. However, the request comprises less than 1 acre, so a Comprehensive Plan map amendment is not required.

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans - N/A

Staff/Agency Comments

Planning

The subject site is currently undeveloped and bordering the subject site to the north is a duplex. To the west are multi-family dwelling units and to the south and east are single-family dwelling units. The immediate vicinity is in transition and is being developed with varying densities and intensities of residential, office and commercial uses especially as one gets closer to Wendover Avenue.

The applicant intends to construct a duplex on the site which otherwise will not be permitted on the existing RS-12 zoning district. Staff believes that this request is not contradictory to the general trend in the area and if approved will help promote a diverse mix of housing types and densities in the general area and also encourage residential infill opportunities. The proposed rezoning could also help stabilize and improve the existing neighborhood by encouraging compatible infill development where City infrastructure already exists and also help revive the neighborhood without impacting the overall mix of uses found in this vicinity.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development in the surrounding neighborhood.

Water Resources - No additional comments

N/A

Housing and Community Development

This proposed rezoning and development appears to be compatible with its surroundings. The applicant is strongly encouraged to discuss this proposal with representatives of the adjacent Thicket Neighborhood.

STAFF RECOMMENDATION

PLANNING

Staff recommends **approval** of the requested **RM-5** (Residential-Multi Family) zoning district.